

ORDINANCE C-110-02

AN ORDINANCE FOR THE REZONING OF 5.774 ACRES LOCATED NORTH OF GATEWAY CIRCLE AND WEST OF MARLANE DRIVE FROM SD-3 TO PUD-I

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on November 12, 2002 with the following stipulations:

1. The City's Consulting Engineer to verify legal description as presented during Caucus;
2. 5.774 acres is to be combined with the parcel to the south;
3. The 5.774 acre PUD-I zoned parcel is exempt from Section 1135.14(5) of the Codified Ordinances, as it is being combined with a larger parcel that has satisfied this provision; and

WHEREAS, in a memorandum dated November 21, 2002 from the Director of Development, stipulation #1 has been satisfied and is no longer required; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SD-3 to PUD-I:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 6843 and No. 8231 *and being 5.774 acres entirely out of a 17.502 acre tract belonging to the City of Grove City, as recorded in Official Records, 2682, page 597, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

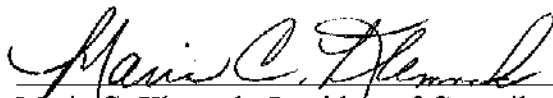
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.


SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 01-06-03
Effective: 02-07-03

Attest:

I Certify that this ordinance
is correct as to form.


Maria C. Klemack, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAC, Clerk of Council


Thomas Clark, Director of Law



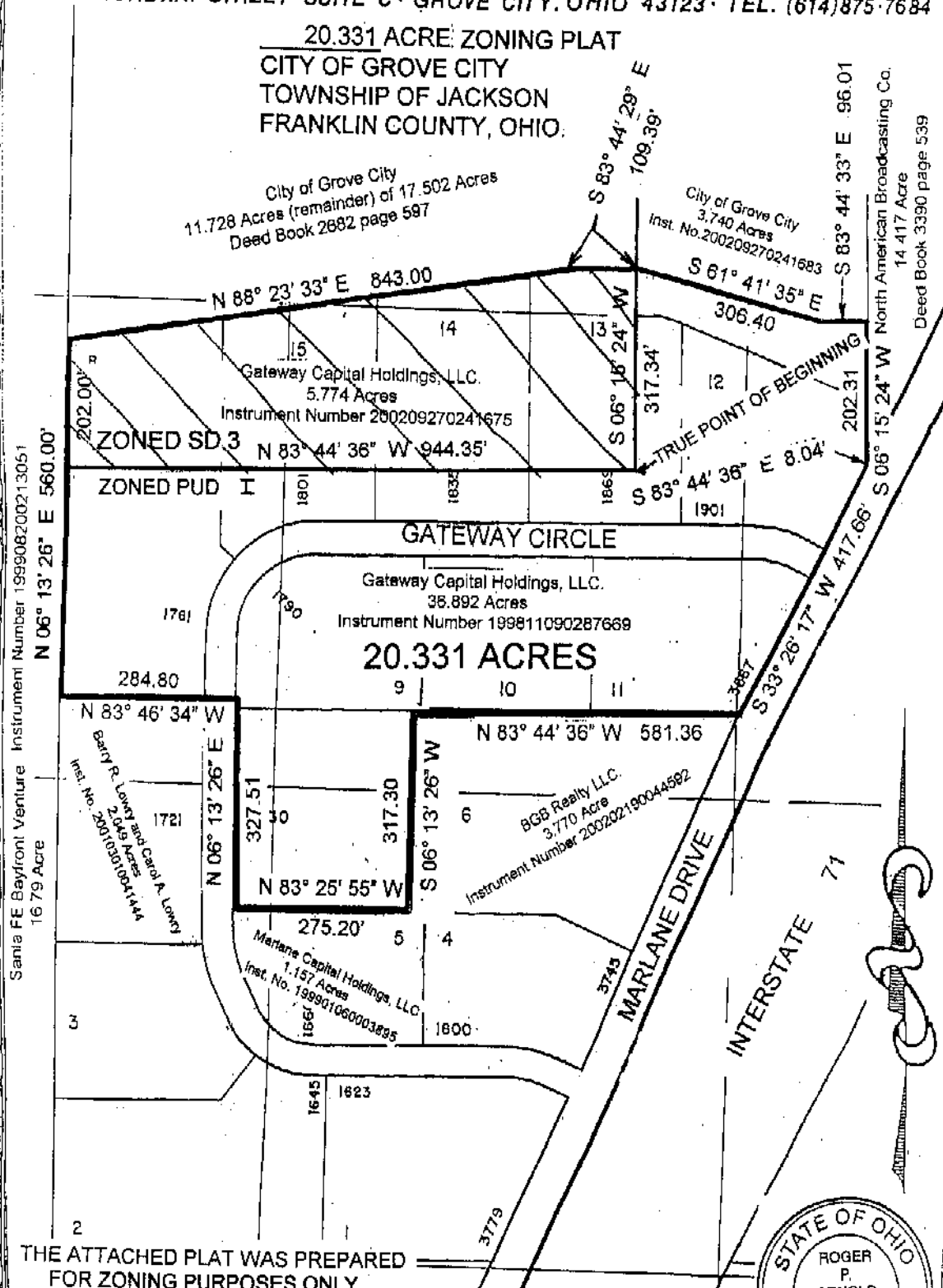
EXHIBIT "A"

C-110-02

ARNOLD SURVEY COMPANY

3911 BROADWAY STREET SUITE C GROVE CITY, OHIO 43123 TEL. (614) 875-7684

20.331 ACRE ZONING PLAT
CITY OF GROVE CITY
TOWNSHIP OF JACKSON
FRANKLIN COUNTY, OHIO.



THE ATTACHED PLAT WAS PREPARED
FOR ZONING PURPOSES ONLY.

Roger P. Arnold
REGISTERED SURVEYOR #6065

DATE: NOV. 12, 2002
SCALE: 1" = 200'



RECEIVED

C-110-02

C-13-01

Nov. 12, 2002

2002 NOV 15 AM 8:49

Exhibit "A"

Legal Description of 5.774 Acres of Land.
CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 6843, and No. 8231, and being 5.774 acres of land entirely out of a 17.502 acre tract of land belonging to The City of Grove City of record in Deed Book 2682, page 597, at the Franklin County Recorders Office, Franklin County, Ohio, and said 5.774 acres of land being more particularly described as follows:

Beginning for reference at a iron pin (found), said iron pin being located at the most southeasterly property corner of a 14.417 acre tract of land belonging to North American Broadcasting Co. of record in Deed Book 3390, page 539 at said Recorders Office, said iron pin being located at the westerly right-of-way line of Marlane Drive; Thence partly along a southerly property line of said 14.417 acre tract and also across a 31.164 acre tract of record in Instrument No. 199905270135071 at said Recorders Office, N 83 44' 36" W, a distance of 388.04 feet to a iron pin (found), said iron pin being located at the most southeasterly property corner of said 17.502 acre tract, said iron pin also being located at the True Point of Beginning;

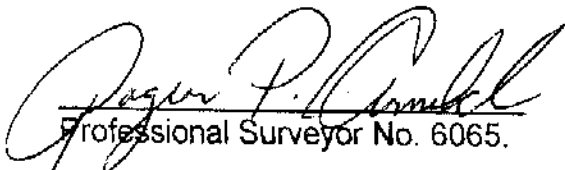
Thence along the southerly property line of said 17.502 acre tract, and also along a northerly property line of said 31.164 acre tract, N 83 44' 36" W, a distance of 944.35 feet to a iron pin (found), said iron pin being located at the most southwesterly property corner of said 17.502 acre tract;

Thence along the most westerly property line of said 17.502 acre tract, N 06 13' 26" E, a distance of 202.00 feet to a iron pin (set);

Thence across said 17.502 acre tract, N 88 23'33" E, a distance of 843.00 feet to a iron pin (set);

Thence continuing across said 17.502 acre tract, S 83 44' 29" E, a distance of 109.39 feet to a iron pin (set), said iron pin being located at the most easterly property line of said 17.502 acre tract;

Thence along the said easterly property line of said 17.502 acre tract, S 06 15' 24" W, a distance of 317.34 feet to the True Point of Beginning and containing 5.774 acres of land more or less, and being subject to all easements, restrictions, and rights-of-way (if any) of previous record.


Professional Surveyor No. 6065.

Basis of Bearing used in this description is the easterly line of Southpark of record in Plat Book 71, page 32, at The Franklin County Recorders Office, Franklin County, Ohio.

